

19880315

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL COUNCIL MEETING
OF

TUESDAY, MARCH 15, 1988

AT 6:00 P.M.

MANDELL-WEISS CENTRE FOR THE PERFORMING ARTS
UNIVERSITY OF CALIFORNIA AT SAN DIEGO
2910 LA JOLLA VILLAGE DRIVE

NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL

To Council Members Wolfsheimer, Roberts, McColl, Pratt,
Struiksma, Henderson, McCarty, and Filner, members of the City
Council of the City of San Diego, California:

A SPECIAL MEETING of the City Council is hereby called to be held
at the Mandell Weiss Center for the Performing Arts, University
of California at San Diego, 2910 La Jolla Village Drive, at the
hour of 6:00 p.m. on Tuesday, March 15, 1988.

Said meeting has been called regarding the following matters:

- Consideration of substantive revisions to the La Jolla Planned
District Ordinance.
- A request for a non-accelerated variance and an appeal of GTL,
Inc., by Peterson, Thelan and Price, Attorneys, from the
decision of the Interim Development Ordinance (IDO)
Administrator in denying an allotment application to construct
a 139-unit project (La Jolla Alta.) Case-87-2221. District-1.
- An appeal of AVCO Community Developers by Latham and Watkins,
Attorneys, from the decision of the Interim Development
Ordinance (IDO) Administrator in denying an allotment
application to construct a 192-unit project (Ridgegate La
Jolla). Case-87-2282. District-1.

Dated March 8, 1988. MAUREEN O'CONNOR, MAYOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 6:12 p.m.

The meeting was recessed by Mayor O'Connor at 9:58 p.m. The
meeting was reconvened by Mayor O'Connor at 10:08 p.m. with
Council Member McCarty not present. Mayor O'Connor adjourned the
meeting at 11:21 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-present
- (3) Council Member McColl-present
- (4) Council Member Pratt-present
- (5) Council Member Struiksma-present

- (6) Council Member Henderson-present
- (7) Council Member McCarty-excused by R-270771
(personal business)
- (8) Council Member Filner-present
Clerk-Abdelnour;Fishkin (eb)

FILE LOCATION: MINUTES

Mar-15-1988

ITEM-1: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-present
- (3) Council Member McColl-present
- (4) Council Member Pratt-present
- (5) Council Member Struiksma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-not present
- (8) Council Member Filner-present

ITEM-701: (O-88-150) CONTINUED TO MAY 10, 1988

Consideration of substantive revisions to the La Jolla Planned District Ordinance. The La Jolla Community Plan Review Committee has prepared and submitted to the City proposed revisions to the La Jolla Planned District Ordinance. The revisions involve significant changes in the building height and development intensities permitted by the ordinance. Consideration and review of these substantive changes is not a part of the Planning Department's budgeted work program. The proposed changes have not been reviewed by the Planning Department. The City Attorney has prepared Ordinance O-88-150 which includes all the changes as proposed by the La Jolla Community Plan Review Committee. The Planning Commission recommends that the planned district not be revised until there has been a full five years after the passage of the original Planned District Ordinance (adopted October 29, 1984). This will provide the opportunity to observe and evaluate the effectiveness of the ordinance. As an alternative the Council could add the amendment of the planned district as part of the FY '89 Planning Department work program.
(District-1.)

NOTE: At the conclusion of public testimony, the City Council may do one of the following:

- 1) Defer review of the Planned District Ordinance until October 29, 1989 as recommended by the Planning Department and Planning Commission; or
- 2) Authorize a new Planning Department work program to allow detailed review of the proposed revisions; or
- 3) Introduce the ordinance without benefit of analysis by the Planning Department.

FILE LOCATION: LAND La Jolla Planned District

COUNCIL ACTION: (Tape location: A005-F235.)

Hearing began 6:12 p.m.

Hearing halted 9:57 p.m.

Testimony in favor by Michael Krichman, Gayle Pate, Edward Kandel, Dave Odere, Mike Townsend, Tony Waller, Larry Keller, Bob Barymore, Sue Oxley, George Anderson, Mary Jane Orr, Jane Booth Baker, Reverend Blayney Colmore, and Rob Whitmore.

Testimony in opposition by Mark Fellman, Robert Mosher, Roberta Jacobson, Paul Reed, Lynne Heidel, Robin Tharp, Larry Jackman, Jerri Grindle, Frank Eder, Robert Jones, Jay Alexander, Lew Mussor, Steven Young, John Michell, Dr. Brahams, John Drummond, Richard Lareau, Bob Meanley, Dan Irwin, Martin Mosier, Louis Goebel, Kenneth Dickson, Daniel Liewer, Fritz Liebhardt, and Fred Liebhardt.

The hearing was closed.

Motion by Wolfsheimer to introduce the ordinance with inserted language for exemptions through variance applications, and provisions for pipeline projects and reconstruction projects. Second by Mayor O'Connor. Failed by the following vote: Wolfsheimer-yea, Roberts-nay, McColl-nay, Pratt-nay, Struiksma-nay, Henderson-nay, McCarty-not present. Filner-nay, Mayor O'Connor-yea.

MOTION BY ROBERTS TO CONTINUE TO MAY 10, 1988, AND REFER TO THE PLANNING COMMISSION FOR FURTHER REVIEW AND HEARINGS ON THE FOLLOWING POINTS PRESENTED BY COUNCIL MEMBER ROBERTS: 1) ELIMINATE THE DENSITY BONUS FOR RESIDENTIAL DEVELOPMENT THROUGHOUT THE PLANNED DISTRICT. 2) REDUCE THE MAXIMUM RESIDENTIAL DENSITY THROUGHOUT THE ENTIRE PLANNED DISTRICT TO 29 DWELLING UNITS PER ACRE. 3) ESTABLISH A TWO-STORY LIMIT FOR THOSE AREAS OF THE CITY THAT ARE PREDOMINATLY 1 AND 2-STORY, PRIMARILY A PORTION OF ZONE 4. THE 30-FOOT LIMIT TO REMAIN IN EFFECT. 4) REDUCE OFFICE DEVELOPMENT TO 5,000 SQ. FT. MAXIMUM AND ADJUST THE FLOOR AREA RATIO ACCORDINGLY. 5) INCLUDE A RIGHT TO "RE-BUILD" CLAUSE DUE TO DISASTER SUBJECT TO MODERN BUILDING CODES. 6) MEET WITH COMMUNITY PLANNING

GROUPS TO REVIEW RECOMMENDED TRAFFIC IMPROVEMENTS FOR A COMMITMENT TO A SPECIFIC PROGRAM. 7) CHANGES WOULD NOT APPLY TO PROJECTS SUBMITTED PRIOR TO MARCH

22, 1988. 8) RETURN TO COUNCIL MAY 10, 1988. Second by Pratt. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-nay, McCarty-not present, Filner-nay, Mayor O'Connor-yea.

Motion by Roberts to direct the City Manager to place on the docket for Monday, March 21, 1988, an ordinance amending the appropriation ordinance to release money that was previously encumbered for the study of the revisions to the La Jolla Planned District Ordinance. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-nay, McCarty-not present, Filner-nay, Mayor O'Connor-yea.

ITEM-702:

(Continued from the meetings of February 4, 1988, Item 601A and C, and February 18, 1988, Item 601A and C; last continued at Council Members Henderson's and Wolfsheimer's request, to get legal opinion and advice from the City Attorney.)

Matters of the following appeals:

- 1) A request for a non-accelerated variance and an appeal of GTL, Inc. by Peterson, Thelan and Price, Attorneys, from the decision of the Interim Development Ordinance (IDO) Administrator in denying an allotment application to construct a 139-unit project (La Jolla Alta). The subject property is located at the southeast corner of Fanuel Street and Calle Vaquero and is described as La Jolla Alta Unit 13, Map-11334. The R-1-10 (HR) zoned site is within the La Jolla Community Plan area.
(Case-87-2221. District-1.)
- 2) An appeal of AVCO Community Developers by Latham & Watkins, Attorneys, from the decision of the Interim Development Ordinance (IDO) Administrator in denying an allotment application to construct a 192-unit project (Ridgegate La Jolla). The subject property is located at the intersection of Soledad Mountain Road and Ridgegate Row and is described as Ridgegate La Jolla, Map-9632 and Parcel Map-11408. The R-1-20000 (HR) zoned site is within the La Jolla Community Plan area.
(Case-87-2282. District-1.)

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Subitem-A: (R-88-1927 Rev.1) GRANTED VARIANCE AS RESOLUTION
R-270536

Adoption of a Resolution granting or denying the appeal and the allotment application for Case-87-2221 with appropriate findings to support Council action.

Subitem-B: (R-88-) MATTER RESOLVED BY LITIGATION

Adoption of a Resolution granting or denying the appeal and the allotment application for Case-87-2282 with appropriate findings to support Council action.

FILE LOCATION:

Subitem-A IDO Variance Case-87-2221,

Subitem-B IDO Variance Case-87-2282

COUNCIL ACTION: (Tape location: F240-H225.)

Hearing began 10:05 p.m.

Hearing halted 11:20 p.m.

Testimony by Mr. Goebel and Rob Whitemore regarding Case-87-2221.

Council Member Struiksma left 11:09 p.m.

Testimony in favor of the appeal for Case-87-2282 by Christopher Garrette, Virginia Ulrich, Natalie Moynihan, and Rob Whitemore.

Motion by Henderson to deny the IDO variance request for

Subitem-A, Case-87-2221, and enter into a development agreement for a maximum of 50 units per year. No second.

MOTION BY ROBERTS TO APPROVE THE IDO EXEMPTION FOR SUBITEM-A WITH 50 UNITS FOR THE CALENDAR YEAR OF 1988 TRANSFERRED FROM FUTURE URBANIZING ALLOCATION, 50 FOR 1989 WITH 25 FROM FUTURE URBANIZING AND 25 FROM GREATER NORTH PARK, AS LONG AS THE IDO IS IN EFFECT, AND THE REMAINDER TRANSFERRED FROM GREATER NORTH PARK. Second by Pratt. Passed by the following vote:

Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-nay, McCarty-not present, Filner-nay, Mayor O'Connor-nay.

MOTION BY WOLFSHEIMER TO DENY THE VARIANCE FOR SUBITEM-B, CASE-87-2282, WITH THE FINDINGS THAT THE PROJECT DOES NOT HAVE VESTING RIGHTS AND THAT THERE ARE GREAT SAFETY CONCERNS. Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-not present, Henderson-yea, McCarty-not present, Filner-yea, Mayor O'Connor-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor O'Connor at 11:21 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: H225).

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THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL JOINT COUNCIL MEETING
WITH THE REDEVELOPMENT AGENCY
TUESDAY, MARCH 15, 1988
AT 2:00 P.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 3:28 p.m.

Mayor O'Connor adjourned the meeting at 3:34 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
 - (1) Council Member Wolfsheimer-present
 - (2) Council Member Roberts-excused by R-272617
(vacation)
 - (3) Council Member McColl-present
 - (4) Council Member Pratt-present
 - (5) Council Member Struiksma-present
 - (6) Council Member Henderson-present
 - (7) Council Member McCarty-present
 - (8) Council Member Filner-present
- Clerk-Abdelnour (jb)

FILE LOCATION: MINUTES

Mar-15-1988

ITEM-1: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-not present
- (3) Council Member McColl-present
- (4) Council Member Pratt-present
- (5) Council Member Struiksma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present

ITEM-601: CONTINUED TO MAY 17, 1988, AT 2:00 P.M.

(Continued from the special meetings of November 10, 1987, Item 701, and January 26, 1988, Item 601; last continued at Mike Stepner's request, to allow him to attend the workshops by Development Agencies and to allow the Ordinance and Resolutions to be revised if necessary.)

Four actions relative to the Final Master Environmental Impact Report to the Fifth Amendment to the Marina Redevelopment Plan:

(See memorandum from CCDC Executive vice President dated 9/21/87. Centre City Community Area. District-8.)

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Subitem-A: (R-88-659)

Adoption of a Resolution certifying that the Council has reviewed and considered the Final Master Environmental Impact Report as it pertains to each of the Horton Plaza and Columbia and Marina Redevelopment Projects and the implementation of activities for each project; and making certain findings and determinations regarding the environmental impacts of each project and implementation activities.

Subitem-B: (R-88-660)

Adoption of a Resolution certifying that the Council has reviewed and considered the Final Master Environmental Impact Report for the Centre City Redevelopment Projects as it pertains to the proposed Fifth Amendment to the Marina Redevelopment Plan; making certain findings and determinations regarding the environmental impacts of the proposed Fifth Amendment.

Subitem-C: (R-88-661)

Adoption of a Resolution certifying that the Council has reviewed and considered the Final Master Environmental Impact Report for the Centre City Redevelopment Projects as it pertains to the proposed Marina Planned District, and the proposed Second Amendment to the Centre City San Diego Community Plan; making certain findings and determinations regarding the environmental impacts of the proposed Marina Planned District and Second Amendment to the Centre City San Diego Community Plan.

Subitem-D: (O-88-67)

Introduction of an Ordinance approving and adopting the
Fifth Amendment to the Redevelopment Plan for the Marina
Redevelopment Project.

NOTE: See Item 333 on the regular docket of Tuesday, March 15,
1988 and the Redevelopment Agency Agenda of March 15, 1988 for
companion items.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A010-105.)

MOTION BY HENDERSON TO CONTINUE TO MAY 17, 1988, AT 2:00 P.M.,
AT PAM HAMILTON'S REQUEST. Second by Filner. Passed by the
following vote: Wolfsheimer-yea, Roberts-not present,
McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea,
McCarty-yea, Filner-yea, Mayor O'Connor-yea.